

## **Minutes of 7/9/20 MEDC Meeting, 8 am. Via Zoom**

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Meeting called to order at 8:03 am.

**Members present:** Jack MacKeen, Sarah Cressy, Lynda Thayer, Roz Greenstein, Karen Freker, Bill Nemser, Megan Zammuto, and Dick Downey. **Members absent:** Jerry Beck

**Others present:** Zannah Noe (Ec. Dev. Project Coordinator), Kaitlin Young (Planning Dept.), and Armand Diarbekirian (BOS Liaison)

**Minutes** of 6/11/2020 and 6/18/2020 unanimously approved.

### **Maynard Parking Authority Management Plan**

Mission is to ensure that parking meets demand to foster continued economic success.

Zammuto presented phase 1 of the parking plan at the BOS's last meeting. Phase 1 includes the formal establishment of 15-minute parking spaces—three on Main St. and 1 on Nason St.

The Authority is ordering additional coin operated meters for Main St.

The Authority is currently exploring how to manage “gray areas,” like behind CVS. Once decisions are made and approved, the parking map will be completed.

There are funds available in this year's budget to cover the cost of signage.

A job description for the parking enforcement intern is in the process of being posted.

Diarbekirian stated the importance of education before enforcing more stringent parking rules and regulations.

### **Wayfinding**

Zammuto, Thayer, and Downey continue to work on wayfinding. Zammuto stated that the signage vendor has not been responsive, and the group is researching whether it can get out of the contract.

### **Powdermill Corridor: Conversation with David and Laura Veo**

From Acton, the Veo's recently sold the BOA building on Nason St. to Art's Specialties. They originally purchased the building with the intent to turn it into a boutique hotel, but the footprint was not large enough, and the project would not be profitable enough, to secure financing.

In turn, the Veo's recently purchased the former John Deere location on Powdermill Rd. They perceive this property as a “lynch pin” between Acton and Maynard. At present, they do not have solid plans for the property, but are once again, due to its proximity to the Beijing School, are leaning toward a small hotel. Cressy stated that a hotel would likely service family members visiting Camellia Gardens as well. Due to a larger footprint that could support increased rooms and parking, financing the project might be easier.

MacKeen mentioned that with a former proposal, height was an issue, so to keep this in mind.

Greenstein suggested that they consider “new urbanism” in the planning process—more density, and therefore more open space. She also suggested, when presenting the project to utilize pictures rather than “talk in the abstract.”

The Veo's asked if Maynard has a “fast track” permitting process? While Maynard does not, Nemser replied that he will work to address challenges ahead of time to eliminate surprises. Additionally, there is a pre-application meeting with town officials to identify “sticking points” before the process formally begins. Zammuto stated that this is a benefit of working with a small town.

The group discussed the use of the waterfront. The Veo's have thought about putting in a small boat ramp for paddling and rowing vessels. Young informed the group that small dock permitting is now easier and is not a tremendous lift. Young stated that because the parcel is considered "disturbed property," the process of establishing a small boat launch might be easier. Young suggested that the Veo's visit the Icehouse Landing Launch.

Downey mentioned that he is a big advocate of "opening up the river."

### **Communicating Economic Development Perspective**

MacKeen wanted to follow up on ways that the MEDC can avoid getting tripped up a "the vocal minority."

Zammuto will distribute a press release today about the success of the outside retail and restaurant use.

Thayer suggested that they might want to permanently keep the outside dining opportunity.

Downey suggested that like Prague, they may even consider continuing this opportunity through the winter.

Zammuto mentioned that this is a possibility, however, one would have to explore who regulates the use of public property for private use, and what is an appropriate amount of compensation. Additionally, while the State temporarily augmented liquor licenses for use on extended premises, it is unclear how the future will play out.

Greenstein mentioned that this is another example of using public space for private good. MacKeen mentioned that he likes the traffic calming that the extended premises produce. Downey mentioned that one can utilize temporary speed bumps to increase traffic calming.

In June, Zammuto applied for a shared street grant to address some of these issues, solve the lighting issues in the River Street Lot, work on an easement at The Sanctuary, and improve accessibility from Naylor Court to Memorial Park.

### **Other**

MacKeen announced that meetings will move back to the 2<sup>nd</sup> and 4<sup>th</sup> Thursday.

Nemser still seeks a MEDC volunteer to serve on the housing production committee.

Meeting adjourned at 9:30 am.

Minutes submitted by Sarah Cressy on 7.9.2020.